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Meeting Minutes Design Review Board (DRB)

Members of the Design Review Board (DRB) held a meeting, which was open to the public on:

Date and Time: Friday, July 12, 2019, 7:30 a.m.

**Location: Public Works Building, 3rd Floor Conference Room
201 North Stone Avenue, Tucson, Arizona**

AGENDA

1. Call to Order / Roll Call - 7:31 AM

Mike Anglin (Chair)	Absent
Savannah McDonald (Vice Chair)	Present
Nathan Kappler	Present
Shawn Protz	Present
Chris Stebe	Present

A quorum was established.

2. Review and Approval of the 6/21/2019 LAR and Meeting Minutes

Action Taken

Motion was made by Member Kappler to approve the LAR and Draft Minutes of June 21, 2019 as submitted, duly seconded by Member Protz, passed by a voice vote of 4 – 0. All in favor. Motion passed unanimously.

3. Call to the Audience

No Speakers

4. Case# DRB-19-09 (Continued), 117 North Ave Bar, 117 North 6th Ave, OCR-2 Zoning (T19SA00228)

Action Taken

This case was continued by the DRB on June 21, 2019. The DRB had asked applicant to return to the DRB with a shade study and for more details regarding the colors that would be used on the façade.

The Applicant's Request:

The applicant is requesting to replace a door and window installment on a 1,591 square-foot building which is located on a 1,770 square foot parcel. The subject building has been determined to be ineligible as a historic contributing structure. The lot is located within the Rio Nuevo Area.

The proposed modification to the existing storefront consists of the following:

- a) The addition of a new the door frame along the eastern façade, towards the northern end; and,
- b) Remove the third existing window from, to become the new door entry.

Applicant provided the shade study and colors and materials that would be used. The DRB found the new materials in general conformance with Rio Nuevo design criteria specified in the Unified Development Code (UDC) Section 5.12.7.

Motion by Member Kappler, duly seconded by Member Protz to approve and passed by a voice vote of 4 – 0. All in favor. Motion passed unanimously.

5. Case # DRB-RNA-19-11 Indian Trading Post, 72 E. Congress Street **Action Taken**
OCR-2 Zoning (T19SA00270)

This is a project for the former Indian Trading Post at the corner of Scott and Congress. The applicant has applied for tenant improvements for the inside and the outside of the building. Their goal is to possibly have a restaurant on the first floor, and offices on the second floor. The 11,352 square-foot structure is individually listed as historic, and the project was reviewed and approved by the Tucson-Pima County Historical Commission's Plans Review Subcommittee on July 11, 2019, subject to conditions.

The applicant presented the following modifications to the existing façade, and added that the basement may be leased for some type of entertainment use:

- a) The addition of 6-foot deep canopies on the east and north side of the building;
- b) Clean, patch and repaint stucco on the north, east and south exterior walls of the building;
- c) The west exterior wall would be cleaned and sealed and the brick would be left exposed;
- d) New steel sash storefront would be installed on the first floor;
- e) Second floor windows will be replaced with single-hung metal clad wood windows in the same style and the existing windows, with color to be dark bronze; and
- f) New sidewalk pavers on the east sidewalk to match the north sidewalk.

DRB members requested applicant to provide a shade study to show and document compliance with Rio Nuevo Area (RNA) requirements specified in UDC Section 5.12.7.D.4.b. The DRB also requested applicant to correct in the application the location of the shade structures, and to show their footprint in the proposed site plan. DRB members also asked the applicant for some clarification on the provisions of outdoor lighting, the location of the entrance door, and the color scheme. Staff clarified that at this time applicant is not proposing outdoor seating, hence no parking requirements apply.

Motion was made by Member Kappler, duly seconded by Member Protz, to continue this case to the next DRB Meeting of August 2, 2019, with the condition that the applicant return to the DRB with the following three items: 1) Shade Study to demonstrate compliance with UDC Section 5.12.7.D.4.b; 2) Revised Site plan that includes the footprint of the proposed shade structures; and 3) Correct the typographical error in the application showing the correct cardinal references of the location of the proposed shade structures. Motion passed by a voice vote 4-0. All in favor. Motion passed unanimously.

- 6. Overview of Grant Road Improvement District Development Option and Design Standards** **Informational**
Staff provided the DRB with an overview of the newly adopted Grant Road Improvement District (GRID) Development Option, and provided the DRB with printed materials for their reference. The DRB's purview on future GRID applications was explained, and questions by the DRB were answered.
- 7. Staff Announcements** **Informational**
Staff informed the DRB of two landscape architects that have shown initial interest on being part of the DRB.
- 8. Adjournment**
Meeting Adjourned at 8:29 AM

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07-12-19 DRB Meeting Minutes-Final Draft